

HUMBOLDT YARDS (Commercial Parcel)

**DETAILED PLAN PROJECT DESCRIPTION
AND OWNER'S STATEMENT OF INTENT (THE "STATEMENT")**

American Stores Properties, Inc. ("ASPI") has purchased that certain 7.97-acre parcel of real estate located at the southeast corner of North Humboldt Avenue and East North Avenue in the City of Milwaukee, Wisconsin (the "Site"), which Site is legally described on Exhibit A attached hereto. ASPI proposes to construct an integrated commercial development on the Site consisting of (1) assorted retail establishments at the street corner oriented toward East North Avenue, (2) a combination grocery store and pharmacy/drug store adjoining such retail space at the south, (3) a parking deck and surface parking, (4) additional retail establishments to be developed in the future near the center of the Site and (5) various pedestrian oriented site features including, but not limited to, a town square. This Statement supplements the General Planned Development application submitted by ASPI for the Site and the 4.60 acres of land adjoining the Site at the south and east.

1. A general plan development vicinity map showing the boundaries of the Site, the territory within 1,000 feet of the Site, proposed access to the Site and community facilities in the surrounding area is included with this Statement as Sheet No. C-0.1 (the "Vicinity Plan"). (See also the general plan development site plan included with this Statement as Sheet No. GDP-1.) To provide access to the Site, Commerce Street will be extended east across North Humboldt Avenue and along the southeastern boundary of the entire Site. Extended Commerce Street will connect to East North Avenue by an opening approximately 501 feet east of the corner of North Humboldt and East North Avenues. Private drives servicing the Site will be located along the Commerce Street extension. In addition, a private drive with traffic calming measures will be extended east from Garfield Street across North Humboldt Avenue. As outlined on the Vicinity Plan, community facilities in the surrounding area include a restaurant located southeast of the Site along the Milwaukee River; industrial and residential uses located southwest of the Site; taverns, ground level retail stores and apartments due west of the Site; and residential and modest industrial development to the north of the Site.

2. The Detailed Plan Development Exhibit Plat included with this Statement shows the exterior boundaries, legal description and the area of the Site. The Site is currently vacant and unimproved. The Site was a former railyard and has undergone significant environmental remediation. Thus, no significant

improvements or natural features exist to be disturbed by ASPI's development plans.

3. A detailed plan development site plan showing dimensions and the detailed location of all proposed structures and improvements is included with this Statement as Sheet No. C1.0 (the "Site Plan"). The structures and improvements that will be developed on the Site, as shown on the Site Plan, are described below.

(a) Two single story buildings measuring approximately 313 feet along East North Avenue, 76 feet along North Humboldt Avenue and consisting of an aggregate of approximately 21,726 square feet of area will be built at the southeast corner of East North and North Humboldt Avenues. (The square footage of such buildings may change slightly as the design for the rear loading area is finalized, but in no event shall the east, north or west walls vary from the locations shown nor shall the total square footage for the buildings exceed a maximum of 22,500.) The roof of such buildings shall measure approximately 22 feet above grade; however, architectural elements, including but not limited to roof parapets and building corners, may extend up to 40 feet above grade. The buildings will be divided into separate retail spaces. These spaces in the buildings will be available for lease for any of the uses described in subparagraph 3(a) of the General Plan Project Description and Owner's Statement of Intent. ASPI anticipates that these retail spaces may remain open from 6 a.m. to 12 midnight, seven days per week.

(b) A building for use as a combination general purpose grocery store and retail drug store and pharmacy will be developed due south of and adjacent to the retail space described in subparagraph (a). The building will measure approximately 313 feet east to west and approximately 195 feet north to south along North Humboldt Avenue. The roof of such building shall measure approximately 26 feet in height above grade; however, architectural elements, including but not limited to parapet walls, may extend up to 32 feet above grade. Such building will consist of approximately 63,931 square feet in area on its first floor. (The first floor square footage of such building may change slightly as the design for the rear loading area is finalized, but in no event shall the east, south or west walls vary from the locations shown, nor shall the first floor square footage exceed a maximum of 65,000.) Such building will also have a small mezzanine not to exceed approximately 6,392 square feet for administrative offices and building, mechanical, electrical and maintenance areas; no retail activities will occur on the mezzanine. Elevations for the building are included with this Statement as Drawing Nos. A.1a, A.1b, A.2a, A.3a and A.4a (the "Elevations").

ASPI anticipates operating the combination grocery store and pharmacy/drug store during the hours of 6 a.m. to 12 midnight.

(c) A parking deck for 39 spaces will be developed along East North Avenue, adjacent to the retail space described in subparagraph (a) on its east wall. The parking deck will measure approximately 240 feet along East North Avenue, approximately 70 feet along the east wall of the retail space and approximately 16,800 square feet in area. The parking deck shall be at the right-of-way surface grade at its entrance drive along East North Avenue and shall be constructed in a manner enabling ASPI to create a loading area beneath the parking deck. Trucks for the combination grocery store and pharmacy/drug store described in subparagraph (b) shall load and unload at five truck berths to be developed in the area created beneath the western portion of the parking structure. Trucks for the combination store shall collect refuse from a sealed compartment which is located along the east wall of the building and which is internally loaded. ASPI will create access to loading and refuse/recyclable collection space to service the subparagraph (a) retail space from the 39-space parking area adjacent to such retail space. Such retail space may also be loaded off of East North Avenue.

(d) Other parking on the Site shall be surface parking. In addition to the 39 spaces to be provided in the deck described in subparagraph (c), 324 parking spaces shall be provided at the south and east portions of the Site. Thus, a total of 363 parking spaces will be available for service to the retail space and combination grocery store and pharmacy/drug store. Interspersed throughout the parking lot on the Site, a total of approximately 11,921 square feet of landscaped green space will be created and maintained. Such green space shall include landscaped islands within the surface parking areas and green space buffers between the southern and eastern edges of the parking areas and extended Commerce Street and between the western edge of the parking areas and North Humboldt Avenue.

(e) At present, approximately 11,361 square feet located south of the parking deck described in subparagraph (c) and east of the combination grocery store and retail drug store and pharmacy described in subparagraph (b) shall be maintained as sod; no vehicles will drive or park on such space. In the future, ASPI may sell or lease such area for the development of a building to house additional retail and/or office space. The building shall front onto the "town square" described in subparagraph (f) below and measure approximately 180 feet east to west and approximately 60 feet north to south. The first floor of the building (with approximately 10,800 square feet in area) may be used for any of the uses listed as permitted under subparagraph (a) above. A second floor to the building (of an additional approximately 10,800 square feet in

area) may also be developed for any uses permitted under subparagraph (a) above or for residential uses. Parking for this building would be provided by the 363 spaces described in subparagraph (d).

(f) Portions of the Site will be developed as improvements to be made available for public use. As mentioned above, Commerce Street will be extended through the Site. A "town square" will be created at the southeast corner of the Site. Such town square shall be an open, landscaped parklike area, possibly with a gazebo, including approximately 26,968 square feet of area.

4. Signage and lighting plans for the Site are depicted on the Site Plan and Elevations. ASPI anticipates using a total of approximately 1,612 square feet of signage at the Site as set forth below.

Building mounted signs for combination grocery store and pharmacy/drug store	346 square feet
Retaining/screening wall mounted signage for combination grocery store and pharmacy/drug store	126 square feet
Center identification signage in building corner element at northwest corner of Site	100 square feet
Building signage for subparagraph (a) retail space	660 square feet
Building signage for subparagraph (e) retail space	380 square feet

(The 1,612 square feet of signage does not include on-site directional signs, none of which shall exceed six square feet in size.) All signs will be mounted on building walls, retaining walls or brick screening walls, and no one sign shall exceed 300 square feet in size on any one face. All signage other than that located in the retail buildings described in subparagraphs (a) and (e) shall be channelized pin set letters which will be back lit. The center identification sign located in the building element at the northwest corner of the development will be mounted behind glazing. The building signage located on the retail buildings described in subparagraphs (a) and (e) may be internally illuminated channelized letters, wall billboards or channelized pin set letters which may be internally illuminated or back lit. The building signage located on the retail buildings described in subparagraphs (a) and (e) shall run no more than the length of 70 percent of the building frontage and shall not exceed three feet in height; however, heights of signs may vary based on specific logo designs. Variation of color and style for

such signs will be encouraged. (Representative signs are depicted on the Elevations.)

ASPI anticipates using up to 40 light poles throughout the parking areas on the Site. A representative lighting detail is included with this Statement as Sheet No. LT-X. All parking area lighting shall be metal halide, shall be designed and located to minimize glare onto adjoining properties and shall not be intermittent. All building mounted lighting shall be either sign illumination or soffit type lighting. Parking lot lighting shall be mounted on poles no higher than 20 feet. Lighting within any public right-of-way shall conform to all applicable regulations.

5. A detailed plan development site grading and paving plan indicating existing and proposed topography and showing how positive runoff of surface waters will be achieved and the means by which ultimate disposal of the Site's surface waters will be accomplished is included with this Statement as Sheet No. C2.0. ASPI shall comply with all applicable stormwater management regulations. Stormwater will be collected on-site through a series of inlets and storm sewer pipes which will outflow into the existing municipal system. No stormwater detention ponds will be required on the Site.

6. A detailed plan development utility plan showing the proposed location of storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and elevations is included with this Statement as Sheet No. C3.0. All utility lines, mains and laterals serving the Site shall be buried underground.

7. A landscape plan for the Site showing the location, number, size and type of all plantings is included with this Statement as Sheet No. L-1. Parking lots will be screened by three-foot tall brick walls along the west and south edges of the parking areas. Trees will be spaced along the west and south edges of the parking areas at approximately 30 foot intervals and shrubs will be maintained between the trees. A three-foot tall wrought iron fence with brick pilasters spaced every 30 feet and filled with shrubs will screen the east side of the parking area. Trees will be located in curbed islands throughout the parking lot in a grid fashion; curbed islands at the end of each parking aisle will be planted with shade trees and shrubs. All public rights-of-way will be planted with street trees in accordance with all applicable regulations. Details of the brick screen walls and wrought iron fences are shown on the Elevations.

Minor modifications may occur to the detailed plans included with this Statement.

Exhibit "A"

A PART OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5633, RECORDED ON DECEMBER 27, 1991, AS DOCUMENT NO. 6554614, BEING A REDIVISION OF A PART OF LOT 82 IN THE PLAT OF LOTS 2 AND 3 IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH $89^{\circ}04'24''$ EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 50.00 FEET TO A POINT; THENCE SOUTH $00^{\circ}18'59''$ EAST AND PARALLEL WITH THE WEST LINE OF SAID 1/4 SECTION 53.00 FEET TO THE SOUTH LINE OF EAST NORTH AVENUE AND THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE NORTH $89^{\circ}04'24''$ EAST ALONG THE SOUTH LINE OF EAST NORTH AVENUE AND PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION 500.56 FEET TO A POINT; THENCE NORTH $85^{\circ}38'23''$ EAST ALONG THE SOUTH LINE OF EAST NORTH AVENUE 92.68 FEET TO A POINT 47.19 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION; THENCE SOUTH $00^{\circ}00'01''$ EAST, 406.47 FEET TO A POINT OF CURVATURE, THENCE ALONG A 115.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST AN ARC DISTANCE OF 119.44 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD LENGTH OF 114.14 FEET AND A CHORD BEARING OF SOUTH $29^{\circ}45'12''$ WEST; THENCE SOUTH $59^{\circ}30'24''$ WEST, 158.12 FEET TO A POINT OF CURVATURE; THENCE ALONG A 400.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST AN ARC DISTANCE OF 214.42 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD LENGTH OF 211.86 FEET AND A CHORD BEARING OF SOUTH $74^{\circ}51'48''$ WEST; THENCE NORTH $89^{\circ}46'49''$ WEST, 192.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH HUMBOLDT AVENUE; THENCE NORTH $00^{\circ}18'59''$ WEST, 625.01 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING

**DETAILED PLANNED DEVELOPMENT (COMMERCIAL PARCEL)
LAND COVERAGE STATISTICAL SHEET**

<u>STATISTICAL COMPARISONS</u>	<u>SQUARE FEET</u>	<u>ACRES</u>	<u>% OF TOTAL</u>
Gross Land Area	347,026	7.97	100%
Land Covered by Principal Buildings	85,657 (97,018 with 3rd Retail Building in 2nd Phase)	1.97 (2.23)	24.68% (27.96%)
Land Devoted to Parking and Drives	164,577	3.78	47.40%
Land Devoted to Public Right of Way	31,977	.73	9.21%
Land Devoted to Landscaped Open Space	50,250 (38,869 with 3rd Retail Building in 2nd Phase)	1.15 (.89)	14.48% (11.21)
Land Devoted to Pedestrian Walkways	14,565	.33	4.20%
Total Square Footage Devoted to Nonresidential Uses	347,026	7.97	100%

<u>SUMMARY INFORMATION</u>	<u>NUMBER</u>
Proposed Number of Buildings	Up to 4: 3 1st phase; 1 2nd phase
Dwelling Units Per Building	0
Bedrooms Per Dwelling Unit	N/A
Parking Spaces Provided	363
Ratio Parking Space Per 1,000 Sq. Ft. of Building Area	4.23 spaces/1,000 sq. ft. after 1st phase; (3.74 spaces/1,000 sq. ft. after 2nd phase)